



# TOWN COUNCIL MEETING

Monday, August 12, 2024 at 6:00 PM

Town Hall - Chapin Hall - 41 South Main Street Randolph, MA  
02368

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## AGENDA

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This is a hybrid meeting. The public is invited to attend this meeting in person or remotely, by telephone or computer access. This meeting is being posted pursuant to the state statute authorizing temporary remote participation as described here:

<https://www.randolphma.gov/DocumentCenter/View/1864/remotemeetings23>

Join Zoom Meeting: <https://us02web.zoom.us/j/86495385600>

Or One tap mobile: +13017158592, 86495385600#

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Please note that this Town Council Meeting will be video and audio recorded and will be broadcast, including over local cable and the internet. Any person, upon entering a council meeting or hearing for any purpose, including the purpose of participating, viewing, listening or testifying, grants permission to the Town Council to record and televise or otherwise publish their presence and testimony. Public comments shall only be provided in person and shall not be provided remotely.

**A. Call to Order - Roll Call - Pledge of Allegiance**

**B. Moment of Silent Prayer**

**C. Approval of Minutes**

1. Meeting Minutes of Town Council Meeting June 13, 2022

2. Meeting Minutes of Town Council Meeting July 29, 2024

**D. Announcements from the President**

**E. Presentations**

1. Community Wellness Plan Civic Engagement Project

**F. Public Comments/Discussions**

Public comments shall only be provided in person and shall not be provided remotely.

**G. Motions, Orders, and Resolutions**

**H. Town Manager's Report**

**I. Old/Unfinished Business**

## **J. New Business**

- [1.](#) Council Order 2024-043: FY2025 Randolph Community Preservation Committee Projects

## **K. Correspondence**

- [1.](#) Board of Registrars: In-Person Early Voting
- [2.](#) Randolph Hiking Adventures
- [3.](#) 2024 Mid-Autumn Lantern Festival
- [4.](#) Kayaking At Powers Farm through Sunday, August 25, 2024

## **L. Committee Reports**

## **M. Open Council Comments**

## **N. Adjournment**

Notification of Upcoming Meeting Dates

August 26  
September 9 and 30  
October 7 and 28  
November 4 and 25  
December 9



## Joint Meeting of the Town Council and the School Committee

### Meeting Minutes

**Monday, June 13, 2022, 6:00 p.m. via Zoom**

*The public is invited to attend this meeting remotely only, via phone or computer. In order to maintain safe social distancing guidelines, no physical presence will be allowed at this time. The Town website will be updated on the day of the meeting with the phone and computer access instructions.*

**Call to Order – Roll Call – Pledge of Allegiance:** Council President W. Alexopoulos called the meeting to order.

**Roll Call – Council Members Present:** Christos Alexopoulos, William Alexopoulos, James Burgess, Richard Brewer, Natacha Clerger, Ryan Egan, Jesse Gordon and Katrina Huff-Larmond

**Pledge of Allegiance:** Pledge of Allegiance led by Councillor Burgess

**Announcements from the President:** The deadline to fill the vacancy of the District One Town Council Seat is June 30, 2022, at 4:30 PM. The instructions for how to apply for this vacancy are on the Town's website.

**Moments of Silent Prayer:** Moment of silent prayer held.

#### **Public Comments:**

Councillor Clerger entered the meeting.

Sandy Cohen, asked 63 Bittersweet Lane, asked about the redistricting of Randolph and how that will change who you vote for in the election; and if there is a way to secure recycle bins so they are not blown away on a windy day.

Joe Burke, of 54 Hills Street, asked when Council meetings will return to being held in person.

#### **Presentations:**

##### **1. Presentation by Randolph, Diversity, Equity, and Inclusion Coalition**

Heather Hoi-Yi Ho, Malik Williams, and Leslie Braga were present today on behalf of the Diversity, Equity, and Inclusion Coalition (DEI Coalition) to introduce themselves and introduce the purpose of the DEI Coalition.

The DEI Coalition consists of a nonpartisan group of residents that reflect the diversity of Randolph, all from different racial, ethnic, economic, and religious backgrounds. Together we believe our Community can thrive through the purposeful fostering of diversity, equity, and inclusion.

The mission and objective is to celebrate the variety of racial and cultural backgrounds represented in Randolph and to ensure inclusion in the hiring and appointing process of individuals working in Randolph's various departments, or serving on the various Boards, Committees, Councils, and Commissions. We will be hosting a Juneteenth Celebration on Saturday, June 18, 2024, at 2:30 PM. Come out and celebrate with us.

The Councillors each had an opportunity to comment and ask questions regarding the presentation. A copy of the presentation slides will be circulated for those interested.

## **Public Hearings:**

### **1. 2022-025: FY2023 Water and Sewer Enterprise Budget**

Town Manager Howard introduced Council Order 2022-025 at the Town Council meeting on June 6, 2024. The legal advertisement for a public hearing was published on June 3, 2022. Town Attorney Griffin read the legal advertisement. Town Manager Howard gave additional information regarding the purpose of this Council Order.

Council President Alexopoulos opened the public comments portion of the public hearing.

1. Joe Burke, of 54 Hill Street, asked about the procedure for setting the water and sewer rates.

There were no more public comments. Council President Alexopoulos closed the public comments portion of the public hearing and opened it to the Councillors for their comments.

Councillor Burgess asked how much money is in the stabilization fund and in the retained earnings.

Motion to approve Council Order 2022-025 as presented made by Councillor Burgess, seconded by Councillor C. Alexopoulos.

Roll Call Vote: 7-0-0 (Absent during vote: Clerger)

Motion passes.

## **Town Manager's Report:**

Town Manager Howard recommended the appointment of Anne Marie Carter, Coleen Burgess, Frank Larmond, Marcus Brown, Jr. Anthony Williams, and Pete Teveria to the Board of Recreation.

Motion to ratify the appointments of Egan, made by Councillor Burgess, seconded by C. Alexopoulos.

Roll Call Vote: 8-0-0

Motion passes.

The Blue Devil Football team will have an academy kicking off June 29, June 30, and July 1, 2022, so if you have a child in grades 1-5 who is interested in playing football, please sign them up.

The Community Development Block Grant has some additional openings for child subsidy assistance so if you're interested in participating in the program, check out the Town News online for information on how to apply.

The water Treatment Plant will undergo maintenance tomorrow so residents in the area may experience reduced water pressure.

The Randolph Music Boosters will have events in the next month. Please check out our website on the School Department's website for more information on where they will be performing.

### **New Business:**

#### **1. Council Order 2022-030 Designation of Polling Locations**

This Council Order was withdrawn.

#### **2. Verizon - Initial Presentation From Verizon Prior to Submission of Special Permit Request**

Representatives from Gehring & Associates, LLC were available to give a presentation regarding the anticipated submission of a Special Permit Application for a Wireless Communication Facility.

Councillor Burgess requested that the application and supporting materials be submitted physically and electronically, how many antennas will be on the roof of the site, and where at which location the antennas will be installed.

Council President Alexopoulos: If you have any questions regarding the submission of the application, you can certainly reach out to the Town Attorney

#### **3. Council Order 2022-031: To Transfer A Sum of Money From Free Cash to Fund Town Hall Office Renovations**

Town Manager Howard introduced Council Order 2022-031 and provided additional information regarding the purpose of this Council Order. Renovations will be made to the Treasurer/Collector's office, Building and Planning offices, and the Town Manager's Office to make space for an Assistant Town Manager. The Building Commissioner will oversee the construction of these projects.

Councillor Egan requested an update on the renovations being done to the exterior of the building which was budgeted for in the Community Preservation Act projects.

Councillor Burgess stated that many of the windows in Town Hall and flooring need to be replaced and requested that that also be a priority.

Motion to approve Council Order 2022--031 as presented made by Councillor Burgess, seconded by Councillor Clerger.

Roll Call Vote: 8-0-0

Motion passes.

### **Subcommittee Reports:**

Councillor Huff-Larmond requested information on the Small Business Subcommittee. Town Attorney Griffin will follow up by email.

Councillor Gordon suggested how the Master Plan Implementation Committee should be organized with regard to the Board of Recreation.

### **Council Comments:**

**Councillor Gordon:** I will be hosting a water forum to discuss clean water and action related to water. The forum is open to the public and I hope to have a member of the Braintree Council also participating so please join us.

**Councillor Burgess:** When are the Senior Olympic Ceremonies starting? Town Manager Howard: The opening ceremony is this Friday at 6:30.

**Councillor Clerger:** Can we figure out why I'm not getting emails?

**Councillor Brewer:** Congratulations to all the Randolph High School Graduates.

**Councillor Huff-Larmond:** Juneteenth celebrations are happening this Saturday. The Town and the Diversity, Equity, and Inclusion Coalition are collaborating together to make this event happen. The efforts put towards the Randolph High School Graduates was great.

**Councillor Egan:** I was able to attend the Randolph High School Graduation Ceremony and it was very moving. There was also a Touch-A-Truck event that was done by the Police, Fire Department, and Health Department. Thank you for lending your vehicles and your wonderful staff that were great throughout the day.

## Executive Session

Council President read the following: The Town Council may vote to go into executive session pursuant to M.G.L. ch. 30A, section 21(a)(6) relative to the possible purchase of real estate. M.G.L. ch. 30A, section 21(a)(6) permits a public body to go into executive session to consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body.

The Chair so declared.

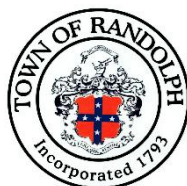
Council President Alexopoulos requested a vote for the Town Council to enter an Executive Session. Motion to enter into executive session made by Councillor Burgess, seconded by Councillor Gordon.

Roll Call Vote: 8-0-0

Motion passes.

The Council Vice-President announced that the Council would enter the Executive Session and would not be returning to public session after the Executive Session.

The public portion of the Town Council meeting concluded, and the Council entered an executive session at 7:45 PM.



## Randolph Town Council

### DRAFT Meeting Minutes

**Meeting Date: Monday, July 29, 2024, at 6:00 p.m.**

**This is a hybrid meeting. The Public is invited to attend this meeting in person or remotely, by telephone or computer access.**

**Call to Order:** Council Vice-President Brewer called the meeting to order.

**Roll Call – Council Members Present:** William Alexopoulos, (In-Person), Richard Brewer (In-Person), Jesse Gordon (In-Person), Katrina Huff-Larmond (In-Person), Kevin O’Connell (In-Person), Brandon Thompson (In-Person).

**Pledge of Allegiance:** Pledge of Allegiance led by Councillor Burgess.

**Moment of Silent Prayer:** Moment of Silent Prayer held in remembrance of Joseph C. Celona, Albert O. King, and Kathleen Conroy.

#### Approval of Meeting Minutes:

##### 1. Meeting Minutes of Town Council Meeting July 15, 2024

Motion to approve the minutes of the Town Council meeting on July 15, 2024, made by Councillor Thompson, seconded by Councillor C. Alexopoulos.

Roll Call Vote: 6-1-0 (Abstention: Burgess; Absent: Egan and Huff-Larmond)

Motion passes.

#### Public Comments

Councillor Huff-Larmond entered the meeting at 6:08 PM.

1. Clinton Graham of Milton, MA, raised concerns regarding the future development at Scanlon Drive.
2. Joe Burke of 54 Hills Street asked how big the cranes are going to be at the development on Scanlon Drive.

#### Public Hearings:

1. **6:15 PM - Council Order 2024-023: Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph – To Amend Section 200-5, Zoning Map, to include 661 North Street in the Residential Multi-Family District (RMFD) Pursuant to M.G.L. ch. 40A, sec. 5**

Council Order 2024-023 was introduced at the Town Council meeting on April 29, 2024, and referred to the Planning Board and Town Council Ordinance Subcommittee. Council Vice-President Brewer opened the public hearing on this matter on June 24, 2024, and the Town Council Clerk referenced the legal advertisements published in the Patriot Ledger on June 7, and June 14, 2024. The Planning Board has not submitted its report regarding this Council Order yet so the public hearing was continued to July 15, 2024, at 5:15 PM. The Planning Board since then submitted its report on June 27, 2024. The Town Planning Director was present to discuss Council Order 2024-023 and present additional information. The Planning Board voted 5-0-0 to amend the original order and recommend rezoning the rear portion of the parcel currently zoned industrial to residential single-family high density. The result is that the entire 9-acre parcel is zoned residential single-family high density (RSFHD).

Council Vice-President Brewer opened the public comments portion of the public hearing.

1. Steve, Randolph, MA: I had a few concerns. This parcel has wetlands and I just wanted to make sure that there was proper wetland delineation and the proper distancing from wherever the development will be. I'm also concerned about the wildlife and want to ensure they won't be in danger. There is also a major section of ledge that goes behind the homes starting on Canessa Road and we're worried about what the vibrations of construction will cause on the homes.

A discussion among the Council members was held concerning what remedies are in place when blasting damages personal property.

2. Sandy Cohen, 63 Bittersweet Lane: Before any construction begins, you can ask the developer for an insurance certificate so you know who their insurance provider is if you need to contact them.

There were no more public comments. Council Vice-President Brewer closed the public comments portion of the public hearing and opened it to the Council for questions and comments.

A discussion among the Council members was held regarding what could potentially be built on the property if the zoning amendment is approved.

The Planning Board made the recommendation to amend the original Council Order which would have rezoned the property known as 661 North Street, Randolph, MA, parcel ID number 34-A-5 so that said parcel shall no longer be included in the Residential Single Family High Density (RSFHD) zoning district and Industrial District (I) and shall henceforth be included in the Residential Multi-Family District (RMFD) **and instead, rezone the rear portion of the parcel (Parcel ID: 34-A-4) currently zoned industrial to residential single-family high density, resulting in the entire 9-acre parcel being zoned to residential single-family high density (RSFHD).**

Town Attorney Griffin provided clarity regarding what could be built on 661 North Street if the zoning amendment recommended by the Planning Board is approved. 1) A single-family home on any lot 12,000 square feet in size with at least 100 feet of frontage 2) If said lot is large enough it is possible to subdivide it into additional single-family parcels. Under the Subdivision Control Law, it would have to permit a road layout and each new lot would have to be a minimum of 12,000 square feet with 100 feet of frontage on a new right of way. The number of lots that can be created is dependent upon the particular details of the lot (grade, width, wetlands, etc.). The subdivision of land is regulated by MGL and the Planning Board regulations for subdivisions. Any potential subdivision requires abutter notification. If wetlands are impacted, the Conservation Commission would also have meetings



requiring abutter notification. 3) Two-family homes are permitted by a Special Permit of the Planning Board following the zoning ordinance. In that case, lots have a minimum lot size of 20,000 square feet and 130 feet frontage and require abutter notification. 4) The lot size could permit the Planned Residential Development (tiny houses) under a Special Permit.

Council President Alexopoulos requested for the Town Council Clerk to send a memo to the Planning Board, and any other relevant departments requesting that notifications of any potential development that comes before the Town be sent to abutters within 500 feet of the parcel.

Councillor Burgess made a motion to amend Council Order 2024-023 and rezone 661 North Street, Randolph, MA 02368 (Parcel ID 34-A-5) from industrial to residential single-family high density as recommended by the Planning Board, seconded by Council President W. Alexopoulos.

Roll Call Vote: 7-0-1 (Abstention: O'Connell; Absent: Egan)

Motion passes.

### **Presidents Comments:**

Councillor Huff-Larmond requested a meeting with the School Committee. Council President Alexopoulos indicated that the scheduling of said meeting is in the works.

### **Old/Unfinished Business:**

#### **1. Council Order 2024-041: Acceptance of Local Option Statute M.G.L. Ch. 59, Section 5, Clause Twenty-second G Concerning Veterans and Domiciles Held By a Fiduciary**

Council Order 2024-041 was introduced at the Town Council meeting on June 24, 2024. The Town Council Clerk referenced the legal advertisement which was published in the Patriot Ledger on July 23, 2024. Town Manager Howard provided additional information regarding the purpose of this Council Order.

Motion to approve Council Order 2024-041 as presented made by Councillor Thompson, seconded by Councillor O'Connell.

Roll Call Vote: 8-0-0 (Absent: Egan)

Motion passes.

### **Correspondence:**

- 1. Save the Date: Paul K. Fernandes Golf Outing - Saturday, August 24, 2024:** For more information, visit: <https://www.zeffy.com/en-US/ticketing/1bf31f34-70da-4257-9c4c-ada47954a546>
- 2. The H.E.A.R.T Internship Program of the Randolph Community Wellness Project Presents the HIVE Independence Initiative:** Stop by at the Randolph Intergenerational Community Center on Tuesday, August 6, 2024 from 3-5 PM, to fill out a survey and have pizza, play games, and more!

### **Committee Reports:**

**Ordinance Subcommittee:** Councillor Huff-Larmond provided an update regarding this Subcommittee. Councillor Huff-Larmond was elected Chair. A meeting was held recently to discuss 661 North Street and learn more about the zoning amendment.

**Public Safety Subcommittee:** Councillor O’Connell provided an update regarding this Subcommittee. Councillor O’Connell was elected Chair. A discussion was held regarding 1. whether the Council should adopt guidance regarding the creation, repair, and elimination of sidewalks when repaving public streets, and 2. whether the Council should adopt guidance concerning the criteria that should be used in determining which streets will be repaved first. Councillor Gordon and additional members of the Council shared feedback and information regarding this subject.

### **Council Comments:**

**Councillor Burgess** made a motion to schedule a meeting with an executive session including the School Committee and any relevant parties for litigation purposes for purposes of litigation, seconded by Councillor Huff-Larmond.

Roll Call Vote: 7-0-0 (Absent during vote: W. Alexopoulos, Absent: Egan)

Motion passes.

**Councillor Gordon:** 1. The Avon Selectboard denied my first petition to set aside money for the damages caused by the Avon blasting. I tried to introduce another petition that addresses the rules they have for blasting and they response was no. I would like to introduce model legislation in the Town of Randolph so that in the case of blasting, we have guidelines in place that help our residents. 2. I’ve had numerous residents contact me about the development at Scanlon Drive. They are very interested in all aspects of that project. I think having more information available about this project would be just fine.

**Councillor C. Alexopoulos:** 1. Solely Leve held their Fifth Year Anniversary Celebration. It was vibrant with lots of dancing! It was nice to see neighbors there. 2. I also got to attend the Edwin Street Block Party and ran into a few friends of mine. It was a lot of fun. There are always good things happening in Randolph.

**Councillor Huff-Larmond:** 1. Due to a scheduling conflict, we will not be able to hold the Randolph Youth Council Car wash on the date we wanted. 2. Thank you to DeShawn, Kim, and many of the other staff who work at the Randolph Intergeneration Community Center for holding it down. They are a mentor to many. 3. The Randolph Youth Summer Internship Program is up and running. It’s a beautiful thing to have the youth working in Town Hall and learning about what goes on. 4. The NAACP Blue Hills division is starting back up. If you’re interested in being a member, please connect with me. 5. A member of the State Senate notified me that our Home Rule Petition for bilingual ballots in Haitian-Creole has passed and is now on its way to the House of Representatives. 5. We have two Massachusetts Residents competing in the Olympics. We’re awesome!

**Councillor O’Connell:** 1. DeShawn at RICC is awesome. 2. I had the pleasure of speaking to the HEART interns today. Heart stands for “Health, Equality, Action, by the Randolph Teens.” That is our future in Randolph! They are so bright, asked some of the best questions, and have a program scheduled to get more youth interested and involved in government. The event is on Tuesday, August 6, 2024, for those ages 15-25. We had a great conversation. I benefited from it more than they did. Thank you for the invitation. They will be coming to a future meeting to present all they have learned.

**Councillor Thompson:** The State finished paving on the Canton Street and Route 24 intersection so you should start to notice improved traffic.

### **Adjournment:**

Motion to adjourn made by Councillor Burgess, seconded by Councillor C. Alexopoulos.

Roll Call Vote: 7-0-0 (Absent during vote: W. Alexopoulos, Absent: Egan)

Meeting adjourned at 8:05 PM.

DRAFT

**Council Order: 2024-043****Introduced By: Town Manager Brian Howard  
July 29, 2024****FY25 Randolph Community Preservation Projects**

To see if the Town Council will vote to appropriate the projects recommended by the Community Preservation Committee for the amounts shown below and from the reserves identified:

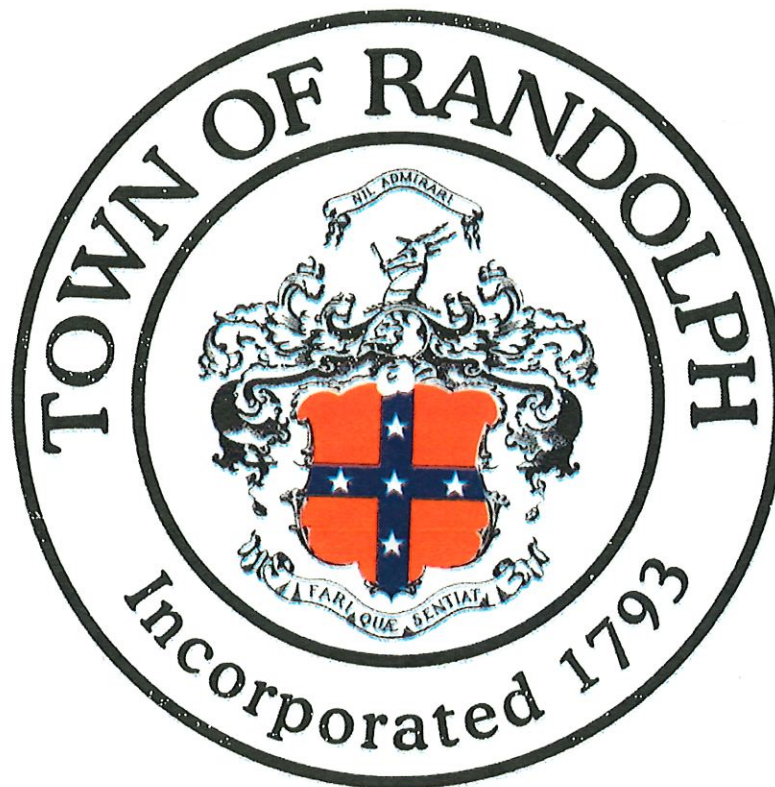
Project	Amount	Reserve
Vital Records & Historic Documents Preservation	\$ 75,000	Historic
Oakland Cemetery Gravestone Restoration	\$ 15,000	Historic

# Town of Randolph

## Report to the Town Council

*FY 2025 Randolph Community Preservation Committee*

*August 12, 2024*



# Town of Randolph FY 2025 CPC Report to the Town Council

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### CPA Report

- I. Overview of CPA
- II. Summary of CPA in Randolph
- III. Activities of Community Preservation Committee
- IV. Applications Received
  - A. Housing Coordinator- \$72,587 (Withdrawn)
  - B. Oakland Cemetery Gravestone Restoration- \$15,000
  - C. Vital Records and Historic Documents Preservation- \$75,000
- V. Financial Overview
- VI. Forward Looking Statement

### I. Overview of CPA

The Community Preservation Act (hereafter referred to as “CPA”), M.G.L. c. 44B, allows Massachusetts cities and towns to raise monies through a surcharge of up to 3% of the real estate tax levy on real property. In November 2004, Town Meeting voted a 2% annual real estate levy against real property. This was ratified at the Annual Town Election held on April 5, 2005. Town Meeting did accept two exemptions from this surcharge as permitted by law: an exemption of \$100,000 of the value of each taxable parcel of residential real property and an exemption for low income. Exemptions for low-income applications are available in the Assessor’s Office.

These CPA funds are to be used for four core purposes: to acquire, create and preserve open space; to acquire, rehabilitate, restore and preserve historic resources; to create, preserve and support community housing; and to acquire, preserve and utilize land for recreational use. The Act also provides significant State matching funds.

A minimum of 10% of the annual revenues of the fund must be appropriated for each of the three core community concerns. The remaining 70% can be allocated for any combination of the allowed uses, or for land for recreational use.

Property taxes traditionally fund the day-to-day operating needs of safety, health, schools, roads, maintenance, and more. Until the CPA, there was no steady funding source for preserving and improving a community’s infrastructure. The Community Preservation Act gives a community the funds needed to control its future.

### II. Summary of CPA in Randolph

Randolph’s fiscal year 2025 CPA revenue of approximately \$1,152,727 is expected to be matched by the State in November 2024 at 20%.



Consistent with the terms of the CPA and with the Community Preservation Committee (hereafter referred to as "CPC") bylaw adopted at the November 2004 Town Meeting, the Randolph Community Preservation Committee was appointed in July 2005 to administer the CPA.

**Randolph Community Preservation Committee**  
(as of May 1, 2024)

Housing Authority Member.....Ronald Lum, Chairman  
 Recreation Committee Member.....Coleen Burgess  
 Town Council Member..... Ryan Egan  
 Community Member-Business.....Bruce Fleischmann  
 Community Member- Resident.....Thomas Fisher  
 Community Member- Resident.....Marcell Robateau  
 Conservation Commission Member.....Vacant  
 Historical Commission Member.....Mary West  
 Planning Board Member.....Alexandra Alexopoulos

**III. Activities of the Community Preservation Committee and Town Council**

The Community Preservation Committee met two times this fiscal year to discuss Randolph's CPA plan, accept proposals, study the proposals, seek additional information, deliberate, and make the recommendations included in this document.

The CPA Statute and the DOR Guidelines dictate that Town Council may only appropriate funds for a project pursuant to a recommendation of the CPC. The Statute and DOR Guidelines make clear that Town Council cannot approve an appropriation for a project on its own initiative. Consequently, the Statute and Guidelines dictate that Town Council cannot alter the scope of a project recommended by the CPC, as doing so would result in approval of a project that is different from that recommended by the Committee.

**IV. Applications Accepted by the Committee**

**Table 1 Applications Accepted**

<i><b>Applicant Name</b></i>	<i><b>Project Type</b></i>	<i><b>Project Cost</b></i>	<i><b>Purpose</b></i>
Historic Commission Chairman	Oakland Cemetery Gravestone Restoration	\$15,000	Historic
Building Commissioner	Vital Records & Historic Documents Preservation	\$75,000	Historic

Table 2      2025 CPA Expenditures Approved by Category/Type

<b>Historic</b>	
Oakland Cemetery Gravestone Restoration	\$15,000
Vital Records & Historic Documents Preservation	\$75,000
<b>Administrative</b>	
FY2024 Administrative Costs	\$69,164
<b>Payments</b>	
Bond Payment	\$262,596

A. Housing Coordinator

(\$72,587- Housing)

Withdrawn

B. Oakland Cemetery Gravestone Restoration

(\$15,000- Historic)

This project will hire a professional company to evaluate and restore about 24-28 of the oldest gravestones and markers in the east end of the historic Oakland Cemetery. Many of the stones and markers proposed for restoration are those of veterans of the American Revolution and Civil War dating between 1795-1865. The stones have been broken, buried, damaged overtime and some improperly repaired in the past. The project will clean, repair and reset stones identified for treatment. The project will also mitigate existing environmental conditions where possible to help prevent future damage.

**Committee's Comments:**

**Whereas one of the Community Preservation Act's core purposes is to preserve history and this project continues the work of a previously approved restoration project in Oakland Cemetery and the project is expected to receive matching funding from the Massachusetts Veterans Heritage Grant the CPC feels this is a great use of CPA funding and a worthwhile project that will help preserve this historic area. We commend the Historic Commission for applying for the matching fund grant. The CPC feels it is important that we preserve our Town's history.**

C. Vital Records & Historic Documents Preservation

(\$75,000- Historic)

The Town has numerous historical records that need to be maintained permanently across various departments. This project would allow the Town to purchase a scanner and continue in-house scanning and digitizing of maps, photos and documents, to make them searchable on a database. It will make it easier to comply with public records requests by residents, genealogists and historians. Some documents may need mending, rebinding or deacidification to help preserve them. Part-time and volunteer staff will be utilized to carry out the scanning. The information is then loaded into indexing software. Records will be designated by the Historical Commission.

**Committee's Comments:**

**Whereas one of the Community Preservation Act's core purposes is to preserve history and this project continues the work of a previously approved document preservation project, the CPC feels this a great use of CPA funding. This project will allow the Town to purchase a scanner to allow for the continuation of the scanning and digitizing across departments; ultimately preserving the Town's records. The Town will also be able to complete the entire process in-house, saving money from outsourcing the work.**



Bond Payment

(\$262,596)

The Finance Director has determined a bond payment of \$262,596 this year. After the payment is made the remaining debt will be \$293,159; for Outdoor Recreation, Powers Farm Phases I and II and the Grove Street Trail project with a scheduled payoff in 14-years. The Outdoor Recreation bonds from 2012 and 2014 will be paid off in August 2024.

**Committee's Comments:**

**Whereas the Committee must pay the obligated amount on any CPC related bonding, the committee recommends this year's bond payment of \$262,569.**

**V. Randolph CPC Financial Overview**

See attached FY2025 recommendation spreadsheet.

**VI. Acknowledgements**

The Community Preservation Committee appreciates the extremely hard work this year's applicants devoted to their applications, answering CPC members' questions, and the support the Committee has received from every department in Town; specifically, the Finance Director, Town Clerk/Registrar's Office, Town Planner, Town Counsel and Town Manager.

# FY 2025 Community Preservation Committee Recommendations

	Received	2025 Appropriations	Section J, Item1.
<b>001 CPA General Fund Account</b>			
FY25 local receipts	\$1,137,348		
FY25 estimated abatements/exemptions	-\$12,737		
2.5% Tax	\$28,115		
State Match	\$230,545		
To Community Housing Account		\$138,327	
To Open Space/Rec. Account		\$138,327	
To Historic Preservation Account		\$138,327	
To Budgeted Reserve Account		\$636,531	
To Administrative Account		\$69,164	
To FY 25 Bond Payment		\$262,596	
		\$1,383,272	
Total Reciepts for FY 2025	\$1,383,272		
<b>002 Community Housing Account</b>			
FY24 Balance	\$390,636		
Community Housing account 10% Set Aside	\$138,327		
Total Account Balance	\$528,963		
Balance after 2025 appropriations			\$528,963
<b>003 Open Space and Recreation Account</b>			
FY24 Balance	\$83,728		
Open Space & Recreation account 10% Set Aside	\$138,327		
Total Account Balance	\$222,055		
Balance after 2025 appropriations			\$222,055
<b>004 Historic Preservation Account</b>			
FY24 Balance	\$227,813		
Historic Preservation account 10% Set Aside	\$138,327		
Total Account Balance	\$366,140		
To: Building Commissioner- Vital Records & Historic Documents Preservation Project		-\$75,000	
To: Historical Commission- Oakland Cemetery Gravestone		-\$15,000	
Balance after 2025 appropriations			\$276,140
<b>005 Administrative Account</b>			
CPA Admin Account from 5% of FY25 CPA Estimated Revenue	\$69,164		
Balance after 2025 appropriations			\$0
<b>006 CPA Budgeted Reserve Account</b>			
Budgeted Reserve account from FY25 Estimated Reserves	\$636,531		
Total Account Balance	\$636,531		
Balance after 2025 appropriations			\$636,531
<b>Total CPA Estimated Accounts Balance**</b>			<b>\$1,663,689</b>

**Outstanding Debt- \$293,159**

\*\*The Admin. Acct. remaining balance gets turned back into the CPA Undesignated Fund Balance at the end of the Fiscal Year.

# CPA Fund Financial Update

FY24

Janine Smith  
Director of Municipal Finance

# FY25 Estimated Revenues

***Estimated Revenues:***

Gross Surcharge for FY23	\$ 1,137,348
Estimated abatements/exemptions	\$ (12,737)
2.5% Tax Increase	\$ 28,115
Estimated Surcharge for FY24	\$ 1,152,727
Estimated State Match (20%)	\$ 230,545
Total Estimated FY24 Revenue	\$ 1,383,272

# Appropriations & Set Asides

## Appropriations & Set Asides:

5% Administrative Budget	\$	69,164
10% Open Space Reserve	\$	138,327
10% Historic Preservation Reserve	\$	138,327
10% Affordable Housing Reserve	\$	138,327

## FY25 Debt Obligations:

## Amount

8/30/12 Outdoor Recreation	\$	20,240
6/18/14 Outdoor Recreation	\$	206,000
9/27/18 Powers Farm	\$	8,038
9/27/18 Powers Farm II	\$	15,069
9/27/18 Grove Street Trail	\$	13,250
	\$	262,596

Budgeted Reserve \$ 636,531

Total Appropriations & Set Asides \$ 1,383,272

# Additional Debt Information

***FY25 Debt Obligations:***

	<b><i>Amount</i></b>
8/30/12 Outdoor Recreation	\$ 20,240
6/18/14 Outdoor Recreation	\$ 206,000
9/27/18 Powers Farm	\$ 8,038
9/27/18 Powers Farm II	\$ 15,069
9/27/18 Grove Street Trail	\$ 13,250
	<u>\$ 262,596</u>

<b><i>Outstanding after FY25 Payment</i></b>	<b><i>Last Payment Date</i></b>
\$ -	8/15/2024
\$ -	4/15/2024
\$ 88,431	9/15/2038
\$ 135,728	9/15/2038
\$ 69,000	9/15/2030
<u>\$ 293,159</u>	

# Available Funding Sources

## Required Reserves:

Reserve	FY23 6/30/23	FY24 Set Aside	FY24 Appropriations	Current Balance	FY25 Set Aside	Available for Projects
Community Housing	\$ 262,454	\$ 128,182		\$ 390,636	\$ 138,327	\$ 528,963
Open Space	\$ 60,546	\$ 128,182	\$ 105,000	\$ 83,728	\$ 138,327	\$ 222,055
Historic	\$ 135,931	\$ 128,182	\$ 36,300	\$ 227,813	\$ 138,327	\$ 366,140
<b>FY24 Approved Projects</b>						
<div> <div> <b>Open Space:</b>  Pickleball Courts </div> <div> \$ 105,000 </div> <div> <b>Housing:</b>  No Projects </div> <div> <b>Historic:</b>  Historic Properties Survey </div> <div> \$ 36,300 </div> </div>						

# Available Fund Sources

<b>FY25 Budgeted Reserve</b>	<b>\$636,531</b>
<b>Undesignated Fund Balance</b>	<b>\$4,072,236</b>

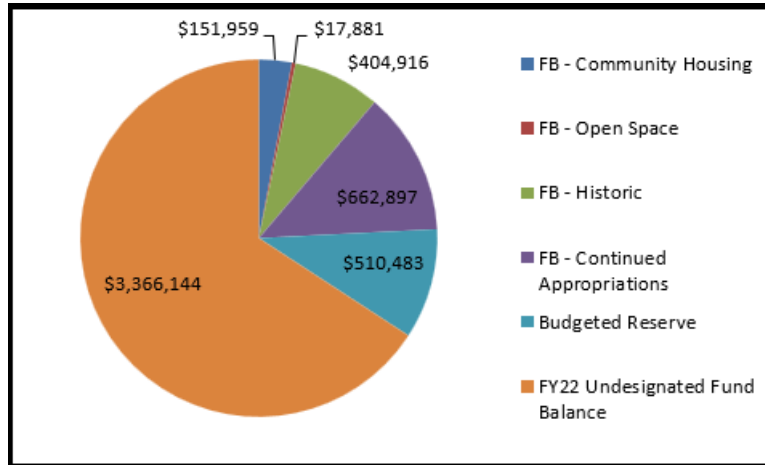
The budgeted reserve may be used any time during the fiscal year for any legal Community Preservation purpose. (July 1- June 30<sup>th</sup>)

The undesignated fund balance may also be used after the Department of Revenue has reviewed the balance sheets from the prior year. This is done after the close of each fiscal year.

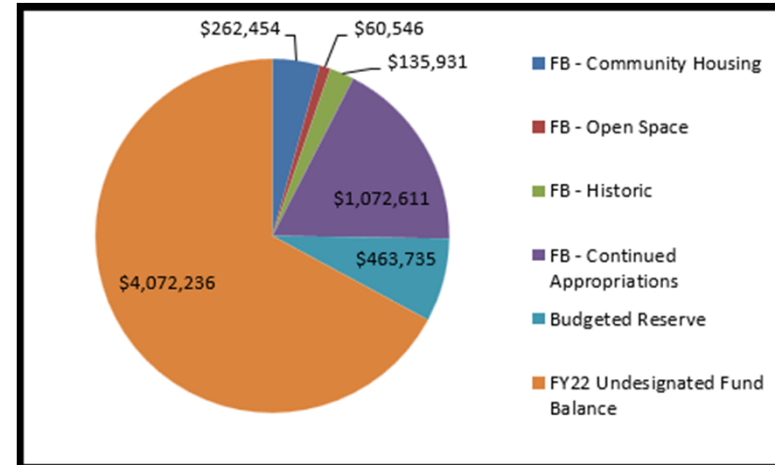


# Fund Balance

**FY22**



**FY23**



# Open Projects

Bylaw Archiving	\$ 6,877	Bicycle Master Plan **	\$ 40,465
Stetson Hall Entrance**	\$ 17,162	391 South St. Purchase **	\$ 4,245
Records Preservation	\$ 18,811	Interperive Wayside markers **	\$ 3,588
Park N. Randolph**	\$ 20,000	Playground Upgrades	\$ 2,795
Town Hall Rehab	\$ 162,895	Powers Farm Pond Hydro-raking **	\$ 2,000
Historic Lighting **	\$ 3,410	Fin, Fur & Feather	\$ 16,363
Reservoir Walk**	\$ 8,500	Forestry Preservation**	\$ 4,000
Noroway Pond Restoration**	\$ 46,400	RICC Pickleball	\$ 8,367
War Memorials Lighting **	\$ 7,090	Open Space Preservation Plan	\$ 46,795
Belcher Park Pond Restoration**	\$ 2,413	Archival Storage Items**	\$ 1,113
Rope Course Belcher Park	\$ 16,345	Glovers Brook Rehab**	\$ 3,178
DJ Simmonds Playground**	\$ 3,899	Dog Park Improvements**	\$ 17,750
Young Tennis Court Replacement**	\$ 140,000	Luddington Memorial Park	\$ 2,610
Belcher House ADA Rehab	\$ 161,000	Shared Housing Services	\$ 11,520
Stetson Hall Insulation	\$ 20,000	Luddington Park II	\$ 25,000
Stetson Roof & Wood	\$ 100,000	Girl Scout House Rehab	\$ 17,000
Stetson Hall HVAC Reno	\$ 70,000	Open Space & Rec Plan	\$ 15,000
Stetson Hall Gutter Install	\$ 40,000	Signage	\$ 6,020
<b>Total Project Balances</b>		<b>\$ 1,072,611</b>	
<b>** Indicates projects that have had NO activity in FY19, FY20, FY21, FY22, FY23 or to date in FY24.</b>			

TOWN OF RANDOLPH  
41 SOUTH MAIN STREET  
RANDOLPH, MASSACHUSETTS 02368

Section K, Item 1.

BOARD OF REGISTRARS



JAMES BUIEL  
JAMES CURTIS  
CHERYL SASS  
TOBY LYNNE SCHWARTZ

August 2, 2024

William Alexopoulos, President  
Randolph Town Council  
41 South Main Street  
Randolph, MA 02368

Mr. Alexopoulos:

On July 25, 2024, the Board of Registrars voted to set the hours for In-Person Early Voting for the September 3<sup>rd</sup> State Primary, as follows:

Saturday, August 24	9:00 am – 5:00 pm
Monday, August 26 <sup>th</sup>	8:30 am – 4:30 pm
Tuesday, August 27 <sup>th</sup>	8:30 am – 7:00 pm
Wednesday, August 28	8:30 am – 4:30 pm
Thursday, August 29	8:30 am – 7:00 pm
Friday, August 30	8:30 am – 4:30 pm

All in-person early voting will take place at the Town Hall, 41 South Main Street, in the Lincoln Room. Thank you.

Sincerely,

Cheryl D. Sass  
Town Clerk & Registrar



# HIKING Adventures

REGISTER TODAY!  
[bit.ly/LetsGoHiking24](https://bit.ly/LetsGoHiking24)

**MAY - AUGUST 2024**

AFTERNOON HIKE TO EXPLORE THE  
SURROUNDING TRAILS AND NATURE



**MAY 26**

**MEADOW ROAD TRAIL**

1 PM MEET UP

✓ DONOVAN ELEMENTARY SCHOOL ON  
123 REED ST, RANDOLPH, MA 02368

✓ 2.7 MILES | 55+ MINS

**JUNE 9**

**PONKAPOAG POND LOOP**

1 PM MEET UP

✓ FISHERMAN'S BEACH PARKING LOT  
NEXT TO TEMPLE BETH DAVID  
ON RANDOLPH STREET, CANTON, MA

✓ 6.8 MILES | 2HRS 30+ MINS

**JULY 14**

**WOLCOTT PATH LOOP  
GREEN DOT**

1 PM MEET UP

✓ BLUEHILLS TRAILSIDE MUSEUM ON  
1904 CANTON AVE, MILTON, MA 02186

✓ 2.2 MILES | 1HR 5+ MINS

**AUGUST 18**

**BLUE HILLS - SKYLINE TRAIL  
GREEN DOT**

1 PM MEET UP

✓ SHEA MEMORIAL RINK  
651 WILLARD ST, QUINCY, MA 02169

✓ 3.3 MILES | 1HR 15+ MINS

This Community Adventure is brought to you by  
the Randolph Intergenerational Community Center & Randolph Mass in Motion

FOR MORE INFORMATION OR HELP WITH REGISTRATION,  
FEEL FREE TO EMAIL KIM THEODORE AT [KTHEODORE@RANDOLPH-MA.GOV](mailto:KTHEODORE@RANDOLPH-MA.GOV)





# **MID-AUTUMN LANTERN FESTIVAL 2024**



**FRIDAY, AUGUST 23RD**

**5PM-11PM**

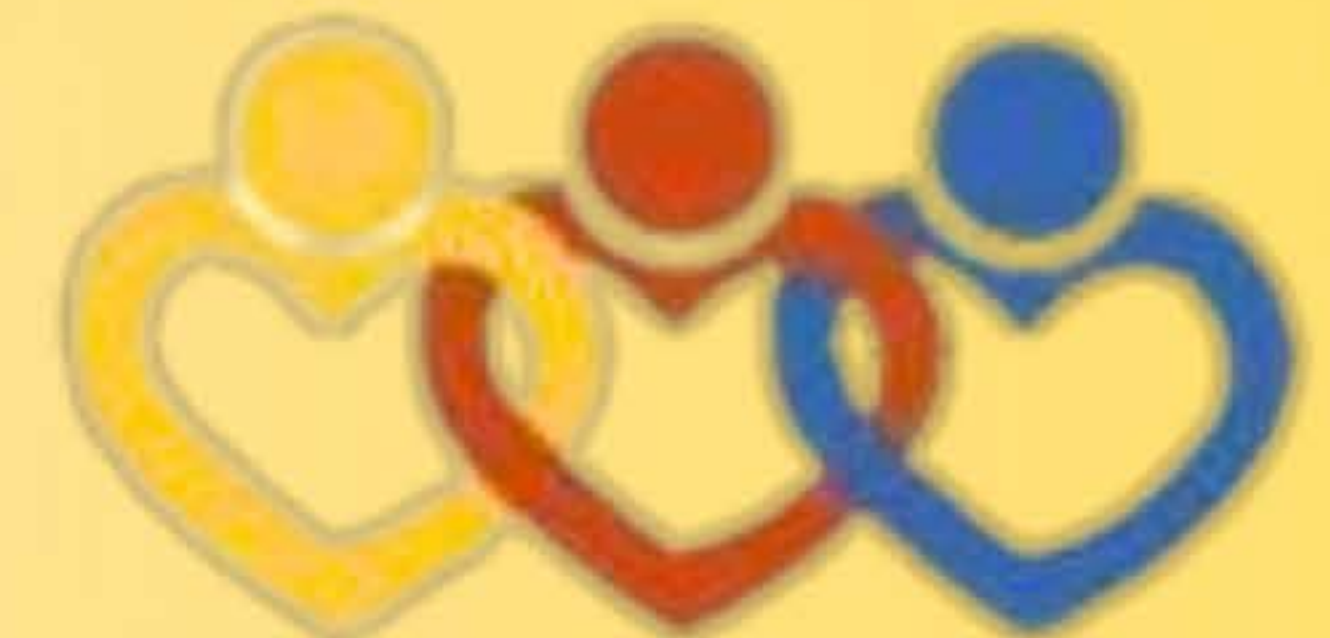
**SATURDAY, AUGUST 24TH**

**5PM-11PM**

**SUNDAY, AUGUST 25TH**

**4PM-10PM**

**HOSTED BY**



**Cultural Empowerment**  
ORGANIZATION, INC.

**240 NORTH STREET, RANDOLPH, MA**

**INTERESTED IN: SPONSORING, DONATING, VOLUNTEERING,**

**BEING A VENDORS OR ENTERTAINMENT? VISIT OUR WEBSITE:**

**[WWW.MIDAUTUMNLANTERNFESTIVAL.COM](http://WWW.MIDAUTUMNLANTERNFESTIVAL.COM)**



# KAYAKING

## AT POWERS FARM

Sundays 12PM-4PM

July 7th-August 25th

*\*weather dependent\**

FREE - Randolph Residents Only!

Paddle around Norroway Pond with  
your family on Sundays this Summer!  
Both kayaks and canoes available.

*30-minute max if people are waiting (it is  
first come, first-served) & anyone under  
18 must be accompanied by a guardian.  
Waivers must be signed.*



Questions?  
Contact Liz LaRosee at  
[elarosee@randolph-ma.gov](mailto:elarosee@randolph-ma.gov)  
or 781-961-0930 x113



Section K, Item 4.

